



Office of the City Engineer

609 West Navajo Street
West Lafayette, Indiana 47906
Phone: 765.775.5130
Fax: 765.775.5249

UNIFORM PROPERTY OR EASEMENT ACQUISITION OFFER

STREET: Salisbury St. Safety Improvements, Ph. 2
PARCEL: 13-A, 13-B, & 13-C
COUNTY: Tippecanoe

TO: Anne R. Hinds, Trustee
Hinds Family Trust
PO Box 2084
West Lafayette, IN 47906

The City of West Lafayette, Indiana, is authorized by Indiana law to obtain a portion of your property, obtain your entire property, or obtain an easement across your land for certain public purposes. The City of West Lafayette, Indiana needs a portion of your property to have, maintain, operate and complete a public street project known as Salisbury Street Safety Improvements, Phase 2.

It is our opinion that the fair market value of the property we want to acquire from you is \$6,555.00, and, therefore, the City of West Lafayette, Indiana, offers you \$6,555.00, for the above described property. You have thirty (30) days from the date of this letter to accept or reject this offer. If you accept this offer, you may expect payment in full within ninety (90) days after signing the documents accepting this offer and executing the deed, grant or easement, and provided there are no difficulties in clearing liens or other problems with the title to the land. Possession will be thirty (30) days after you have received you payment in full.

HERE IS A BRIEF SUMMARY OF YOUR OPTIONS AND LEGALLY PROTECTED RIGHTS:

1. By Law, the City of West Lafayette, Indiana is required to make a good faith effort to purchase a portion of your property.
2. You do not have to accept this offer and the City of West Lafayette, Indiana is not required to agree to your demands.
3. However, if you do not accept this offer and we cannot come to an agreement on the acquisition of a portion of your property, the City of West Lafayette, Indiana, has the right to file suit to condemn and acquire a portion of your property in the county in which the property is located.
4. You have the right to seek the advice of an attorney, real estate appraiser or any other person of your choice on this matter.
5. You may object to the public purpose and necessity of this acquisition.
6. If the City of West Lafayette, Indiana files a suit to condemn and acquire a portion of your property and the court grants its request to condemn, the court will then appoint three appraisers who will make an independent appraisal of the property to be acquired.
7. If we both agree with the court appraisers' report, then the matter is settled. However, if either of us disagrees with the appraisers' report to the court, either of us has the right to ask for a trial to decide what should be paid to you for the portion of the property condemned.
8. If the court appraisers' report is not accepted by either of us, then the City of West Lafayette, Indiana, has the legal option of depositing the amount of the court appraisers' evaluation with the court. And if such a deposit is made with the court, the City of West Lafayette, Indiana, is legally entitled to immediate possession of the property. You may, subject to the approval of the court, make withdrawals from the amount deposited with the court. Your withdrawal will in no way affect the proceedings of your case in court, except that, if the final judgment awarded to you is less than the withdrawal you may have made from the amount deposited, you will be required to pay back to the court the amount of the withdrawal in excess of the amount of the final judgment.
9. The trial will decide the full amount of damage you are to receive. Both of us will be entitled to present legal evidence supporting our opinions of the fair market value of the property or easement. The court's decision may be more or less than this offer. You may employ, at your cost, appraisers and attorneys to represent you at this time or at any time during the course of the proceeding described in the notice.
10. The \$6,555.00 offer made herein is a total offer for the entire acquisition and is intended to justly compensate you and all parties of interest for the property rights being acquired.
11. Any improvements or items within the proposed right-of-way which you are responsible for moving, must be removed within 30 days of the date you are paid. At the end of that 30-day period, any items remaining on the right-of-way become encroachments. Pursuant to Indiana law, the City of West Lafayette, Indiana has the right to remove any encroachment for its right-

If you decide to accept the offer of \$ 6,555.00, made by the City of West Lafayette, Indiana, sign your name below and mail this form to the address indicated above. An additional copy of this offer has been provided for your file.

ACCEPTANCE OF OFFER

I (We), Anne R. Hinds, individually and as the sole surviving Settlor and Trustee of the Hinds Family Trust

landowners of the above described property or interest in property, hereby accept the offer of \$ 6,555.00 * made by the City of West Lafayette, Indiana on this 25th day of August, 2009.

* Originally Appraised Amount:	\$2,775.00
Revised Additional Appraised Amount:	\$1,280.00 (Parcel 13-C Easement Areas)
Administrative Settlement:	\$2,500.00 (Tree)
Total:	\$6,555.00

Anne R. Hinds
(Signature)

Anne R. Hinds, individually and as trustee
(Printed Name)

NOTARY'S CERTIFICATE

STATE OF Indiana)
COUNTY OF Tippecanoe) SS:

Subscribed and sworn to before me this 25th day of August, 2009.

My Commission Expires: 3/16/16

My County of Residence is: Tippecanoe

Patricia P. Truitt
(Signature)
Patricia P. Truitt
(Printed) NOTARY PUBLIC

of-way after giving the owner property notice. Further, any costs incurred by the City of West Lafayette, Indiana while removing such items will be assessed to the owner.

12. If you have any questions concerning this matter, you may contact me at:

City of West Lafayette
Office of the City Engineer
Attn: David M. Buck, PE
609 West Navajo Street
West Lafayette, IN 47906
(765)775-5130

This offer was made to owner(s): Via "Email Delivery"

Ms. Patty Truitt, Counsel of Tippecanoe County on July 7, 2009

BY:



(Signature)

David M. Buck, City Engineer
(Printed Name and Title)

Attachments:

- Exhibit 1 - Overall Survey Exhibit
- Exhibit 2 - Valuation Calculation
- Exhibit 3 - Warranty Deeds
- Exhibit 4 - Sales Disclosure Form